THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1238

Davidson County DEEDWARR
Recvd: 10/08/07 12:52 2 pgs
Fees:13.00 Taxes:138.75
20071008-0119742

Property Address: 1104 Stockell Avenue, Nashville, TN 37207

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **J.T. Murphree and wife, Winifred Murphree**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Bradley Schaubert, married** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Map Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 50 feet on the northerly side of Stockell Street and runs back between parallel lines, 178.3 feet to an alley.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a trustees deed from J.A. Carney, as Substitute Trustee, dated June 10, 1994, and recorded June 24, 1994, in the Register of Deeds for the City of Nashville, County of Davidson, in Book 9387, at Page 802.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] is not a part of the homestead of Grantor, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $37,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

J.T.M. W.M.

WITNESS Grantor's hand this 19th day of July, 2007.

Terry POA.
J.T. Murphree by Murphree {Seal}
J.T. Murphree

Terry POA.
Winifred Murphree by Murphree {Seal}
Winifred Murphree

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 19th day of July, 2007, before me the undersigned officer, personally appeared J.T. Murphree and* Winifred Murphree, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

* TERRY MURPHREE ON BEHALF OF JT. Murphree as his attorney in fact.

* Terry Murphree on behalf of Winfred Murphree as her attorney in fact.

Notary Public

My Commission expires: 1-23-2011

Grantee's Name, Address, Phone:
Bradley Schaubert
2001 Woodlake Court
Nashville, TN 37214

MAP AND PARCEL NO: 082-03-0-177.00

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

SEND TAX STATEMENTS TO :
Bradley Schaubert
2001 Woodlake Court
Nashville, TN 37214

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $37,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 19 day of July, 2007.

Notary Public
My Commission expires: 1-23-2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds